

## Cumulative Projects List

This list has two parts: Reasonably Foreseeable Projects and Approved Projects

Reasonably Foreseeable Discretionary Projects with CEQA review or Traffic Study:

Legend: **Projects Pending Coastal Commission Review**

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
Autonation (PA2015-095)	Site Development Review, Conditional Use Permit, and Traffic Study for the construction and operation of an automobile sales and service facility including a showroom, outdoor vehicle display areas, offices, service facility, and vehicle inventory storage and employee parking within a parking structure. Variance for portions of the building to exceed the maximum building height of 35 feet and a Tentative Parcel Map to consolidate 11 existing lots creating one lot.	600 West Coast Highway	Application submitted on 05/13/2015. RFP sent for CEQA consultant on June 22, 2015.	<ul style="list-style-type: none"> <li>• Use Permit No. UP2015-025</li> <li>• Site Development Review No. SD2015-002</li> <li>• Variance No. VA2015-002</li> <li>• Tentative Parcel Map No. NP2015-010</li> </ul>	Jim Campbell
ENC Preschool (PA2015-079)	Environmental Nature Center Preschool	745 Dover Drive	Application submitted on 04/21/2015. Traffic study is underway. Possible Class 32 Exemption.	<ul style="list-style-type: none"> <li>• Minor Use Permit No. UP2015-020</li> <li>• Traffic Study No. TS2015-001</li> </ul>	Makana Nova
Newport Place Residential (PA2014-150)	A mixed-use residential project consisting of up to 384 units and 4,315 square feet of retail use on a 5.7-acre property	1701 Corinthian Way, 1660 Dove St., 4251, 4253, and 4255 Martingale Way, 4200, 4220 & 4250 Scott Drive. Generally bounded by Corinthian Wy., Martingale Dr., Dove St. and Scott Dr.	Application submitted. MND is underway.	<ul style="list-style-type: none"> <li>• Planned Development Permit</li> <li>• Lot Merger</li> <li>• Affordable Housing Implementation Plan</li> </ul>	Rosalinh Ung

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Newport Center Villas (PA2014-213)	The proposed project consists of the demolition of an existing 2,085-square-foot car-wash and gas station to accommodate the development of 49 condominium dwelling units on a 1.3 acre site.	150 Newport Center Drive	Application submitted 12/05/2014. MND is underway.	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Zoning Code Amendment</li> <li>• Planned Community Development Plan</li> <li>• Site Development Review</li> <li>• Tract Map</li> </ul>	Makana Nova
ExplorOcean (PA2014-069)	Demolition of an existing one-story, 26,219 square foot commercial building and a 55-space subterranean parking garage; and the construction of a 70,295 square-foot, 4-story ocean literacy facility located on the 600 East Bay parcel; removal of a 63-metered space surface parking lot (aka: Palm Street Parking Lot) located on the 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm parcels and the construction of a 388-space, 141,000 square foot, 5-level off-site parking structure; and a 6,500 square footage floating classroom to be located on the waterside of the project.	600 East Bay, 209 Washington Street, 600 and 608 Balboa Avenue, and 200 Palm	Application submitted. On hold per applicant's request.	<ul style="list-style-type: none"> <li>• General Plan Amendment</li> <li>• Coastal Land Use Plan Amendment</li> <li>• Zoning Code Amendment (Zone Change)</li> <li>• Planned Community Development Plan Adoption</li> <li>• Transfer Development Allocation</li> <li>• Site Development Review</li> <li>• Conditional Use Permit</li> <li>• Traffic Study pursuant to City's Traffic Phasing Ordinance (TPO)</li> <li>• Tentative Parcel Map and Alley Vacation</li> <li>• Harbor Development Permit</li> <li>• Coastal Development Permit (by California Coastal Commission)</li> </ul>	Rosalinh Ung

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner
Former City Hall Complex Redevelopment/Lido House Hotel (PA2013-217)	General Plan Amendment, Coastal Land Use Plan Amendment, and Zoning Amendment to change site from Public Facilities to Mixed Use and increase height limit from the 26/35 height limitation area to 55 feet with 65 feet for architectural projections. Fire Station #2 to remain at current location. Construction of a 130-room luxury hotel.	3300 Newport Boulevard and 475 32 <sup>nd</sup> Street	EIR certified and project approved by the City in September of 2015. Project pending CCC review with hearing anticipated summer of 2015. Project construction anticipated to commence 1 <sup>st</sup> quarter of 2016.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Coastal Land Use Plan Amendment</li> <li>Zoning Code Amendment</li> <li>Site Development Review</li> <li>Conditional Use Permit</li> <li>Ground Lease</li> </ul>	Jim Campbell
Back Bay Landing (PA2011-216)	Request for legislative approvals to accommodate the future redevelopment of a portion of the property with a mixed-use waterfront project. The Planned Community Development Plan would allow for the development of a new enclosed dry stack boat storage facility for 140 boats, 61,534 square feet of visitor-serving retail and recreational marine facilities, and up to 49 attached residential units.	300 E. Coast Highway Generally located at the northwesterly corner of east Coast Highway and Bayside Drive	The project was approved by City Council on February 11, 2014. The Coastal Land Use Plan Amendment for the project was submitted to the California Coastal Commission July 2014 and a hearing is anticipated Fall 2015.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Coastal Land Use Plan Amendment</li> <li>Code Amendment</li> <li>Planned Community Development Plan</li> <li>Lot Line Adjustment</li> <li>Traffic Study</li> </ul>	Jaime Murillo
Balboa Marina Expansion (PA2012-103) (PA2015-113)	City of Newport Beach Public Access and Transient Docks and Expansion of Balboa Marina <ul style="list-style-type: none"> <li>24 boat slips</li> <li>14,252 SF restaurant</li> <li>664 SF marina restroom</li> </ul>	201 E. Coast Highway	IS/MND was approved by City Council on November 25, 2014. An approval in concept was issued for the waterside component. Application submitted to the City June, 2015 for landside improvements.	<ul style="list-style-type: none"> <li>IS/MND</li> <li>Site Development Review</li> <li>Conditional Use Permit CDP (Coastal Commission)</li> </ul>	Patrick Alford
Newport Harbor Yacht Club (PA2012-091)	Demolition of the approximately 20,500 square foot yacht club facility and construction of a new 23,163 square foot facility. The yacht club use will remain on the subject property.	720 West Bay Avenue, 800 West Bay Avenue, 711-721 West Bay Avenue, and 710-720 Balboa Boulevard	The project was approved by the City Council on February 25, 2014. The Coastal Land Use Plan Amendment for the project was submitted to the California Coastal Commission on April 23, 2014 and withdrawn on September 8, 2015.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Coastal Land Use Plan Amendment</li> <li>Zoning Code Amendment</li> <li>Planned Development Permit</li> <li>Conditional Use Permit</li> </ul>	Fern Nueno

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Newport Banning Ranch (PA2008-114)	Development of 1,375 residential dwelling units, a 75-room resort inn and ancillary resort uses, 75,000 square feet of commercial uses, approximately 51.4 gross acres of parklands, and approximately 252.3 gross acres of permanent open space.	Generally located north of West Coast Highway, south of 19th Street, and east of the Santa Ana River	The City Council approved the project and certified the Final EIR in July 2012. The applicant has a complete coastal development permit application before the Coastal Commission.	<ul style="list-style-type: none"> <li>• Development Agreement</li> <li>• General Plan Amendment to the Circulation Element</li> <li>• Code Amendment</li> <li>• Pre-annexation Zone Change</li> <li>• Planned Community Development Plan</li> <li>• Master Development Plan</li> <li>• Tentative Tract Map</li> <li>• Affordable Housing Implementation Plan</li> <li>• Traffic Phasing Ordinance Traffic Study</li> </ul>	Patrick Alford
AELUP: Airport Environs Land Use Plan; CDP: Coastal Development Permit; CUP: Conditional Use Permit; cy: cubic yards; DA: Development Agreement; DTSP: Downtown Specific Plan; EIR: Environmental Impact Report; FAA: Federal Aviation Administration; GPA: General Plan Amendment; gsf: gross square feet; HBGS: Huntington Beach Generating Station; I-405: Interstate 405 freeway; IBC: Irvine Business Complex; IS: Initial Study; ITC: Irvine Technology Center; LAFCO: Local Agency Formation Commission; LCP: Local Coastal Program; MCAS: Marine Corps Air Station; MND: Mitigated Negative Declaration; ND: Negative Declaration; PA: Planning Area; PC: Planned Community; sf: square feet; SP: Specific Plan; SR-73: State Route 73; TDR: transfer of development rights; TPM: Tentative Parcel Map; TTM: Tentative Tract Map; VTTM: Vesting Tentative Tract Map; ZC: Zone Change					

Discretionary Projects with CEQA review and Traffic Study Approved by the City and Percent Occupied:

Project	Proposed Land Uses	Location	Determination/Status	Discretionary Actions	Project Planner	Traffic Study	Percent
Ebb Tide (PA2014-110)	The project includes a Tentative Tract Map application to subdivide a 4.7 acre site for 83 residential lots and a Site Development Review application for the construction of 83 single-unit residences, private streets, common open space, and landscaping. The Planned Community Development Plan is proposed to establish guidelines for development of the project site consistent with the General Plan. The Code Amendment is proposed to amend the Zoning Map to change the Zoning District from Multiple-Unit Residential (RM) to Planned Community (PC).	1560 Placentia Drive	Application submitted on 06/20/2014. An MND was prepared. The project was approved and the MND was adopted by the Planning Commission on August 6, 2015.	<ul style="list-style-type: none"> <li>Tentative Tract Map No. NT2014-002</li> <li>Traffic Study No. TS2014-007</li> <li>Planned Development Permit No. PL2015-001</li> </ul>	Fern Nueno	Yes	0%
Birch Newport Executive Center (PA2014-121)	The project includes the resubdivision of four lots into three lots for commercial development and for condominium purposes, and the construction of two, 2-story medical office buildings totaling 64,000 square feet in gross floor area and a 324-space surface parking lot.	20352 - 20412 Birch Street	Application submitted on 08/05/2014. Application and Addendum to MND approved by Planning Commission on 02/19/2015.	<ul style="list-style-type: none"> <li>Site Development Review No. SD2014-005</li> <li>Minor Use Permit No. UP2014-032</li> <li>Traffic Study No. TS2014-006</li> <li>Parcel Map No. NP2014-017</li> </ul>	Fern Nueno	Yes	0%
Westcliff Medical (PA2013-154)	Construction of two buildings and a three-level parking structure, an addition to an existing building, and the demolition of 25,339 square feet of building area. The project would result in four buildings totaling 73,722 square feet. The total amount of off-street parking would be 382 spaces.	2011, 2043, 2121, and 2131 Westcliff Drive General bounded by Westcliff Drive, Irvine Avenue, and Sherington Place.	Class 32 CEQA exemption. June 19, 2014: Planning Commission Approved. Demo permit issued September 2014.	<ul style="list-style-type: none"> <li>Site Development Review</li> <li>Traffic Study</li> <li>Lot Merger</li> </ul>	Fern Nueno	Yes	0%

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Lido Villas (DART) (PA2012-146)	Request for the demolition of an existing church and office building and legislative approvals for the development of 23 attached three-story townhome condominiums.	3303 and 3355 Via Lido Generally bounded by Via Lido, Via Oporto, and Via Malaga.	Application approved November 12, 2013. CLUP Amendment approved by CCC on March 12, 2014. CDP application Approved by CCC on 10/09/2014. Submitted for plan check December 22, 2014, building permit approval pending recordation of tract map.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Coastal Land Use Plan Amendment</li> <li>Zoning Code Amendment</li> <li>Planned Community Development Plan</li> <li>Site Development Review</li> <li>IS/Mitigated Negative Declaration</li> <li>Tentative Tract Map</li> </ul>	Makana Nova	No	0%
Uptown Newport Mixed Use Development (PA2011-134)	Development of 1,244 residential units and 11,500 sf. of commercial retail	4311 & 4321 Jamboree Rd	EIR, Tentative Tract Map, Traffic Study, and AHIP were approved by City Council on 2/26/2013. The PC Development Plan and Development Agreement were approved on 3/12/2013. Rough grading plans have been issued for Phase 1 development.	<ul style="list-style-type: none"> <li>PC Development Plan Amendment and Adoption</li> <li>Tentative Tract Map</li> <li>Traffic Study (TPO)</li> <li>AHIP</li> <li>DA</li> <li>Airport Land Use Commission</li> </ul>	Rosalinh Ung	Yes	0%
MacArthur at Dolphin-Striker Way (PA2010-135)	Demolition of a 7,996-sf restaurant and development of 12,351 sf commercial retail.	4221 Dolphin-Striker Way	Approved by the City Council on October 25, 2011. PC Development Plan approved on November 22, 2011. The project is completed. The freestanding building pad is constructed but not occupied.	<ul style="list-style-type: none"> <li>PC Development Plan Amendment</li> <li>Transfer of Development Rights</li> <li>Traffic Study (TPO)</li> <li>CUP</li> <li>Waiver of DA</li> <li>Modification Permit</li> </ul>	Rosalinh Ung	Yes	90%
10 Big Canyon (PA2010-092)	Mitigated Negative Declaration for rough grading for development of a single-family residence.	10 Big Canyon	IS/MND approved 12/20/2011. Project has not been constructed.	<ul style="list-style-type: none"> <li>IS/MND</li> </ul>	Makana Nova	No	0%

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Plaza Corona del Mar (PA2010-061)	Development of 1,750 sf new office space and six (6) detached townhomes.	3900-3928 East Coast Highway	Application approved by Planning Commission on 1/03/13. Staff Approval No. SA2013-015 (PA2013-245) approved December 10, 2013 and Staff Approval No. SA2014-April 10, 2015 to allow the reconstruction of Gallo's and reduction of commercial scope. Submitted for plan check June 30, 2014. CEQA Class 32 exemption.	<ul style="list-style-type: none"> <li>Site Development Review</li> <li>Variance</li> <li>Conditional Use Permit</li> <li>Tentative Tract Map</li> <li>Modification Permit</li> </ul>	Makana Nova	No	0%
Newport Beach Country Club Inc (PA2008-152)	Demolition of existing golf course and clubhouse to construct of a new 51,213 sf golf clubhouse and ancillary facilities including a cart barn and bag storage.	1600 -East Coast Highway; northwest of Pacific Coast Highway and Newport Center Drive	This project was approved by the City Council on 02/28/2012. CDP issued 12/12/12, Amended 09/3/14. Under construction. Anticipated completion date is at the end of 2015. Permits issued December, 2014.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Planned Community (PC) Text Adoption</li> <li>Temporary Use Permit</li> <li>Development Agreement</li> <li>CDP (CCC)</li> </ul>	Rosalinh Ung	No	0%
Old Newport GPA Project (PA2008-047)	Demolition of 3 existing buildings to construct a new 25,000-sf medical office building.	328, 332, and 340 Old Newport Blvd	IS/MND and project approved on March 9, 2010. Demolition and grading permits issued March 2015. Project under construction.	<ul style="list-style-type: none"> <li>Modification Permit</li> <li>Traffic Study</li> <li>Use Permit</li> <li>GP Amendment</li> </ul>	Jaime Murillo	Yes	0%
Marina Park Project (PA2008-040)	Development includes a public park and beach with recreational facilities; restrooms; a new Girl Scout House; a public short-term visiting vessel marina and sailing center; and a new community center with classrooms, and ancillary office space.	1600 Balboa Blvd; west of 15 <sup>th</sup> St and east of 19 <sup>th</sup> St	The Final EIR was certified and the project approved by the City on May 11, 2010. The project is under construction with completion anticipated by the end of 2015.	<ul style="list-style-type: none"> <li>EIR</li> <li>General Construction Activity Storm Water (NPDES) Permit (RWQCB)</li> <li>CDP (CCC)</li> <li>Section 401 Certification (RWQCB)</li> <li>404 Permit (ACOE)</li> </ul>	Rosalinh Ung	Yes	0%
Hoag Memorial Hospital Presbyterian Master Plan Update Project (PA2007-073)	Reallocation of up to 225,000 sf of previously approved (but not constructed) square footage from the Lower Campus to the Upper Campus.	1 Hoag Dr; northwest of West Coast Hwy and Newport Blvd	Final EIR certified and project approved on May 13, 2008. No new major development has been constructed or is planned in the near future.	<ul style="list-style-type: none"> <li>EIR</li> <li>GP Amendment</li> <li>Planned Community Development Plan (PC) Text Amendment</li> <li>Development Agreement Amendment</li> <li>CDP (CCC)</li> </ul>	Jim Campbell	Yes	0%

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Koll Center Office Building (PA2007-046)	A request construct a 21,311 square foot, two-story office building over a subterranean parking garage on a 1.49-acre site	4450 MacArthur Boulevard	MND and project approval in January 2007. Under construction, building permits issued March, 2014.	<ul style="list-style-type: none"> <li>General Plan Amendment</li> <li>Planned Community Development Plan Amendment</li> <li>Tentative Parcel Map</li> </ul>	Rosalinh Ung	No	0%
AERIE Project (PA2005-196)	Residential development including the following: (a) the demolition of the existing residential structures on the 1.4-acre site; (b) the development of 8 residential condominium units; and (c) the replacement, reconfiguration, and expansion of the existing gangway platform, pier walkway, and dock facilities on the site.	201–207 Carnation Ave and 101 Bayside Pl; southwest of Bayside Drive between Bayside Pl and Carnation Ave, Corona del Mar	Final EIR was certified and project approved by the City on July 14, 2009. A CDP has been approved by the Coastal Commission. Project is under construction with completion anticipated by the end of 2016.	<ul style="list-style-type: none"> <li>EIR</li> <li>GP Amendment</li> <li>Coastal Land Use Plan (CLUP) Amendment</li> <li>Zone Change</li> <li>Tract Map</li> <li>Modification Permit</li> <li>CDP (CCC)</li> </ul>	Jim Campbell	No	0%
Meridian (Santa Barbara) Condominiums Project (PA2004-169)	79 condominium units totaling approximately 205,232 net sf; approximately 97,231 gross sf of subterranean parking structures for a total of 201 parking spaces on site; approximately 79,140 sf of open space and approximately 21,300 sf of recreational area.	Santa Barbara Drive west of Fashion Island	IS/MND and project approved in January 2006. The CDP has been approved by the Coastal Commission. Phase 1 (26 units) is completed. It is anticipated that Phase 2 (53 units) to be completed by the end of 2015.	<ul style="list-style-type: none"> <li>IS/MND</li> <li>GP Amendment</li> <li>CLUP Amendment</li> <li>Code Amendment</li> <li>Parcel Map</li> <li>TTM</li> <li>Modification Permit</li> <li>CDP (CCC)</li> </ul>	Rosalinh Ung	Yes	50%
Newport Marina – ETCO Development (PA2001-210)	A mixed use development consisting of 27 residential units and approximately 36,000 square feet of retail and office uses	2300 Newport Boulevard	FEIR certified in February 2006. Tentative Tract Map extended in October 2010. The project is under construction and is anticipated to be complete by the end of 2016.	<ul style="list-style-type: none"> <li>Site Plan Review</li> <li>Use Permit</li> <li>Tentative Tract Map</li> </ul>	Jim Campbell		0%
Mariner's Pointe (PA2010-114)	A 19,905-sf, two-story commercial building and a three-story parking structure.	200-300 West Coast Highway	An IS/MND was released for public review on April 11, 2011. The MND was certified and the project approved by the City Council on August 9, 2011. Construction completed on October 30, 2014, and tenants are beginning to occupy suites. (16% occupied, 29% TI in process, 55% vacant)	<ul style="list-style-type: none"> <li>GP Amendment</li> <li>Code Amendment</li> <li>CUP</li> <li>Variance</li> <li>Site Development Review</li> <li>Traffic Study</li> </ul>	Jaime Murillo	Yes	45%



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Newport Business Plaza Project	Demolition of 2 existing connected buildings to construct a new 46,044 gross square foot business plaza.	4699 Jamboree Road and 5190 Campus Drive	The City Council approved the project on January 25, 2011. The project has not been constructed.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• PC text amendment</li> <li>• Tentative Parcel Map</li> </ul>	Janet Brown		0%
PRES Office Building B Project	Increase the maximum allowable entitlement by 11,544 gross sf; increase the maximum allowable entitlement in office suite B by 9,917 net sf to allow for development of a new 2-level office building over a ground-level parking structure.	4300 Von Karman Ave	An IS/MND was released for public review on May 19, 2010. The MND was certified and the project approved by the City Council on February 22, 2011. Project has not been constructed.	<ul style="list-style-type: none"> <li>• GP Amendment</li> <li>• PC Text Amendment</li> <li>• Parcel Map</li> </ul>	Janet Brown		0%
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